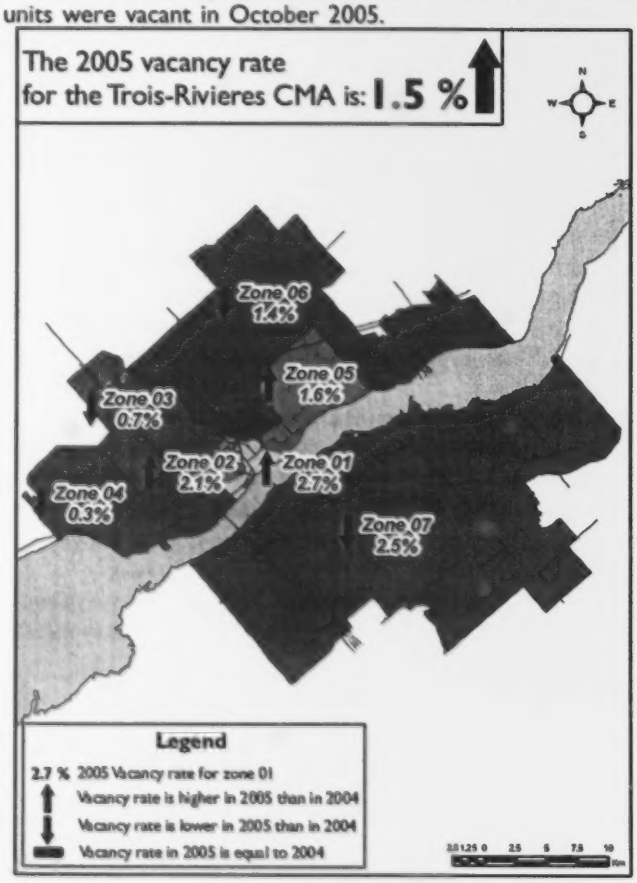
RENTAL MARKET REPORT

TROIS-RIVIÈRES CMA

OCTOBER 2005

VACANCY RATE UP FOR THE FIRST TIME IN SEVEN YEARS

In the Trois-Rivières census metropolitan area (CMA), the rental housing vacancy rate began a slight rise in 2005, after reaching a low point in 2004. According to the Rental Market Survey results, the vacancy rate attained 1.5 per cent in the fall of 2005, up from 1.2 per cent at the same time last year. This increase in the vacancy rate—albeit marginal—therefore put an end to the downward trend that had now been prevailing for seven consecutive years, during which the proportion of vacant housing units in the CMA had gradually tumbled. Between the high point recorded in 1997 and the low point observed in 2004, the vacancy rate fell considerably, from 8.6 per cent to 1.2 per cent. Despite this new increase in the vacancy rate, rental market conditions still remain tight in the Trois-Rivières CMA. In all, 251 rental housing units were vacant in October 2005.


The 2005 vacancy rate for the Trois-Rivieres CMA is: 1.5 %
N
W
E
S
Zone 06 1.4%
Zone 05 1.6%
Zone 03 0.7%
Zone 02 2.1%
Zone 01 2.7%
Zone 04 0.3%
Zone 07 2.5%
Legend
2.7 % 2005 Vacancy rate for zone 01
Vacancy rate is higher in 2005 than in 2004
Vacancy rate is lower in 2005 than in 2004
Vacancy rate in 2005 is equal to 2004
2.5 0 2.5 5 7.5 10
Km

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Canada

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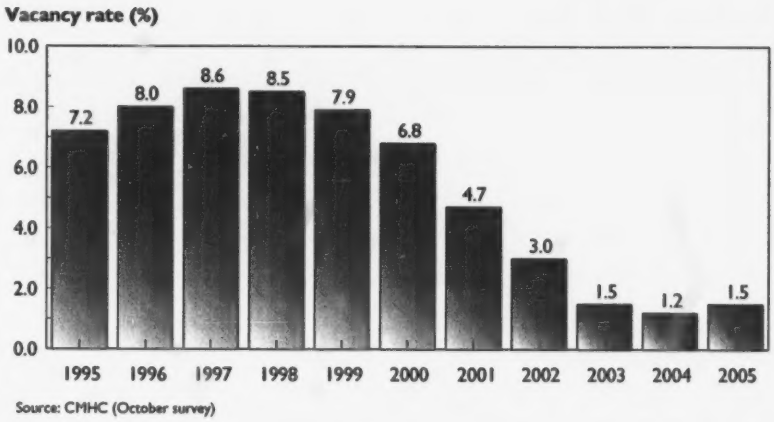
This slight rise in the vacancy rate was mainly due to three factors. First, the arrival on the market of many new rental units during the past year helped increase the supply of dwellings and, as a result, drive up the vacancy rate. Then, the continued unfavourable economic conditions for the 20 to 24 years' age group contributed to a weaker demand for rental housing. As well, this age group still shows negative net migration, which also eased the pressure on demand. Finally, the homeownership trend, which has been under way for a few years now, is still being stimulated by the low mortgage rates, such that many rental housing units have been vacated by former renters who decided to buy a property. The combined effect of these factors therefore contributed to the increase in the rate of vacant rental housing units in the Trois-Rivières CMA.

Vacancy Rate Rises in Trois-Rivières

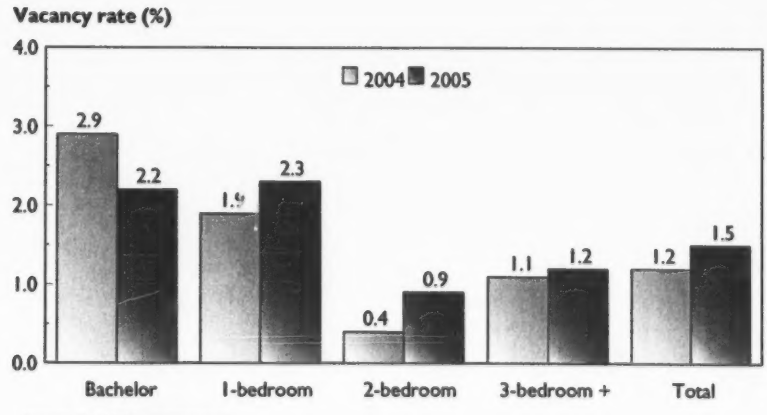


Source: CMHC (October survey)

Two-Bedroom units still seem most in demand among renters

In the CMA overall, vacancy rates went up for all unit types, with the exception of bachelor apartments, for which the proportion of unoccupied units fell in relation to last year (from 2.9 per cent to 2.2 per cent). In spite of this general upward movement, the vacancy rate for two-bedroom units has remained relatively low and still stands below the 1-per-cent mark. In fact, in October 2005, the vacancy rate for units of this type, which account for nearly 40 per cent of the rental housing universe, reached 0.9 per cent. While this rate more than doubled over last year, when it stood at 0.4 per cent, two-bedroom units are still scarce in the Trois-Rivières CMA and post the lowest vacancy rate. One-bedroom units are the least sought by renters, with a rate of 2.3 per cent. Three-bedroom units, for their part, are in demand, with a vacancy rate that reached 1.2 per cent, remaining stable in relation to 2004, when this rate stood at 1.1 per cent. For the CMA overall, a clear difference can therefore be noted in the availability of units: on one hand, more spacious units with two or more bedrooms are in great demand and, on the other, smaller units (bachelor and one-bedroom apartments) are much less in demand. This is not surprising, since larger units can serve as shared accommodations and are therefore an economical choice for younger clients. Given their flexibility, these dwellings are also in demand among families and couples.

Vacancy Rates by Bedroom Type



Source: CMHC (October survey)

Trois-Rivières, Québec and Sherbrooke: tight markets

Like the Québec and Sherbrooke CMAs, Trois-Rivières stands out from the other CMAs across the province

Apartment Vacancy Rates (%) by Major Centres		
	2004	2005
Abbotsford	2.8	3.8
Calgary	4.3	1.6
Edmonton	5.3	4.5
Gatineau	2.1	3.1
Greater Sudbury	2.6	1.6
Halifax	2.9	3.3
Hamilton	3.4	4.3
Kingston	2.4	2.4
Kitchener	3.5	3.3
London	3.7	4.2
Montréal	1.5	2.0
Oshawa	3.4	3.3
Ottawa	3.9	3.3
Québec	1.1	1.4
Regina	2.7	3.2
Saguenay	5.3	4.5
Saint John	5.8	5.7
Saskatoon	6.3	4.6
Sherbrooke	0.9	1.2
St. Catharines-Niagara	2.6	2.7
St. John's	3.1	4.5
Thunder Bay	5.0	4.6
Toronto	4.3	3.7
Trois-Rivières	1.2	1.5
Vancouver	1.3	1.4
Victoria	0.6	0.5
Windsor	8.8	10.3
Winnipeg	1.1	1.7
Total	2.7	2.7

in that its vacancy rate stands below the 1.5-per-cent mark. The other CMAs all have rates that are equal to or greater than 2 per cent (Montréal), or even above 3 per cent (Gatineau and Saguenay). The rental market has eased, and the upward trend in vacancy rates extended to almost all CMAs in the province, except for Saguenay, which was the only CMA to have registered a decrease. At the provincial level, the vacancy rate went up by three tenths of a percentage point to 2.0 per cent.

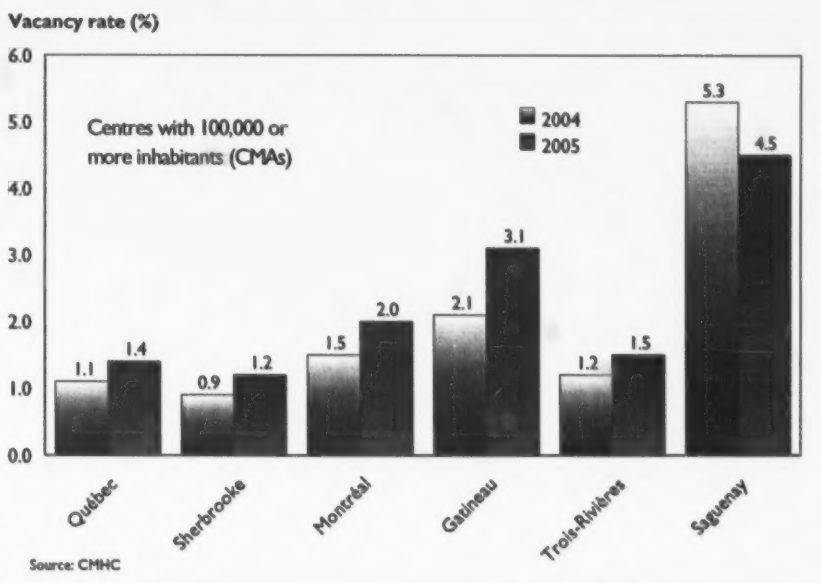
Trois-Rivières-Ouest: a very popular sector

According to the 2005 survey results, Trois-Rivières-Ouest is the sector where dwellings are most in demand. The proportion of vacant units is very low there and has even declined in relation to last year. The vacancy rate in this sector reached 0.3 per cent in the fall of 2005, down from 0.8 per cent in 2004. The north sector of the CMA is the only other zone with a vacancy rate below 1 per cent (0.7 per cent). As for the Université du Québec à Trois-Rivières sector, which generally draws a large part of the student population (mostly renters) and which has stood out in the past with a strong rental housing demand, this market has eased. In fact, the vacancy rate in this sector jumped to 2.1 per cent this year, while this proportion stood at a much lower level in 2004 (0.8 per cent). Likewise, in the downtown sector, the market is not as tight. The vacancy rate there consequently climbed to 2.7 per cent in the fall of 2005, up from 1.4 per cent in 2004, making this the least tight rental market in the Trois-Rivières CMA. Traditionally, downtown districts are characterized by relatively young and mobile renter clients. Such sectors are often the first to feel the effects when the market tightens and, conversely, when conditions ease. The high number of vacant units in this sector could therefore signify that the rental market has embarked on an easing course in the CMA. As well, because downtown neighbourhoods are less appealing to senior clients. The demographic profile of the area, where the population is rather elderly, could therefore account for the rise in the vacancy rate in this zone.

Rents rise more modestly

As a result of the slight easing on the rental market in the CMA, rents did

Vacancy Rates Across Quebec



not rise as significantly this year. On average, rents for two-bedroom units rose by 3.7 per cent this year, compared to 4.8 per cent last year. However, it is important to specify here that the survey universe differs from year to year, such that the average rents cannot be systematically compared between two years. In the fall of 2005, the average rent for units of this type was $474. Since less spacious units are less in demand, such dwellings registered smaller rent increases. The average rents for bachelor apartments and one-bedroom units consequently went up by 1.6 per cent and by 3.5 per cent, respectively. In the case of larger apartments (with three or more bedrooms), the average rent attained $509, up by 2.0 per cent over 2004.

In all sectors of the CMA, the vacancy rates are below the historical average, but the changes in the average rents differ depending on the sector. In fact, the greatest increase in the average rent for two-bedroom units was registered in the downtown sector (10 per cent). At the other end of the spectrum, in the north sector of the CMA, the average rent decreased by 2.6 per cent. The other sectors, for their part, posted rent hikes ranging from 3 per cent to 5 per cent.

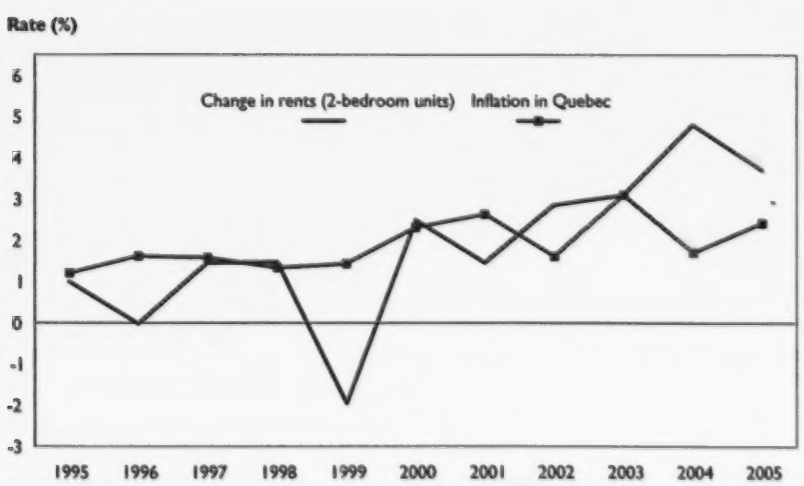
Until just recently, the Trois-Rivières CMA had the lowest rents in the province. However, the wind turned in 2005, and the Saguenay CMA has now taken over, with the lowest average rent ($450). This last CMA, where the market favours renters, is very closely followed, in the lowest rent category, by Trois-Rivières (454 $) and also by the Sherbrooke CMA ($483). At the other extreme, the Gatineau CMA has the highest rent ($636), well ahead of Montréal ($601) and Québec ($599). Contrary to Trois-Rivières, where the rental housing stock is relatively old, Gatineau has a newer stock that commands higher rents, on average.

According to the survey, renters in the Trois-Rivières CMA, as in many other cities, prefer recently built dwellings. This hypothesis is evidenced by the fact that there are very few vacant units under 15 years old on the market. In fact, it can be seen that the scarcity of units decreases as the age of the dwellings increases. Consequently, the oldest units, that is, those built before 1960, have the highest vacancy rate (1.9 per cent). Dwellings built from 1960 to 1989 have a slightly lower rate, while units constructed since 1990 have the lowest rate (1.3 per cent). It would therefore seem that, in general, renters opt for the advantages provided by newer dwellings, even though the rents for these units are necessarily higher. In effect, the gap in rents between older and newer units is sometimes significant. For example, the average rent for two-bedroom units built before 1960 reached $388 in 2005, while the average rent for dwellings of this type constructed since 1990 attained $587, for a difference of close to 50 per cent.

An analysis of the vacancy rates by rent range confirms this trend. It can effectively be seen that the vacancy rates are the highest for the units in the lower rent ranges, that is, under $300 (4.1 per cent) and from $300 to $399 (2.0 per cent). Dwellings become more difficult to find as they move toward the higher rent ranges. For rents from $400 to $599, only one unit out of a thousand is unoccupied. There is consequently every indication that renters are willing to pay slightly more to occupy units that are newer or renovated and therefore in better condition.

As for building size, the results suggest that renters first seek small properties, that is, those with 3 to 5 units. In fact, buildings of this type have a relatively low vacancy rate of 0.8 per cent. Renters are also probably fond of somewhat larger buildings (50 to 99 units). Such properties effectively registered a vacancy rate of 0.9 per cent. It can therefore be concluded that renters have a comparable preference for very small buildings and somewhat larger structures, given their respective advantages. They would therefore appear to appreciate the social interaction and accessibility afforded by smaller buildings, and also the security provided by structures with a larger number of units.

Rent Increase Above Inflation



Availability rate remains stable

The availability rate, which differs from the vacancy rate in that it includes not only the vacant units but also the units for which the existing tenant has given, or has received, notice to move, and for which a new tenant has not signed a lease, remained stable this year. In the fall of 2005, this rate reached 1.6 per cent. The availability rate is slightly higher than the vacancy rate, by one tenth of a percentage point. The gap between these two indicators therefore narrowed this year.

Like the vacancy rate, the lowest availability rate was noted for two-bedroom units, which demonstrates the popularity of dwellings of this type. Conversely, one-bedroom apartments have the highest proportion of available units. While the availability rates are systematically higher than the vacancy rates, it can be noted that the gap between the two is constant, at one tenth of a percentage point, for all unit types.

Elsewhere in the Mauricie area, market tightens slightly

According to the survey results, rental market conditions tightened slightly elsewhere in the Mauricie area this year. In fact, the vacancy rates went down in La Tuque and Shawinigan. Even with these tighter conditions, it should be noted that these agglomerations still have proportions of vacant units above that of Trois-Rivières. The market in La Tuque, where the vacancy rate fell by one percentage point to 11 per cent is effectively still very favourable to renters. In Shawinigan, the vacancy rate dropped by nearly two percentage points, reaching 4.4 per cent in the fall of 2005. Although units are scarcer there than in La Tuque, the market still favours renters in the overall Shawinigan agglomeration.

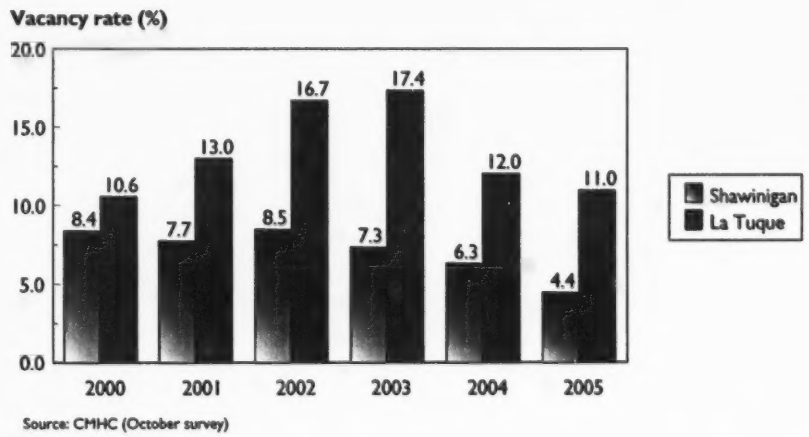
The significant supply of rental housing units in these two agglomerations is partly due to the demographic context prevailing there, with the weak population growth and the exodus of young people to the larger centres, namely, Trois-Rivières, Québec and Montréal.

Rental market to keep easing in 2006

The low vacancy rates registered in the last two years incited some developers to undertake rental housing construction, an activity that they had set aside in favour of single-family home building. In the Trois-Rivières CMA, the arrival of many new units on the rental market in 2004, along with the significant number of starts of this type since the beginning of 2005, will help increase the supply of rental dwellings over the course of 2006. On the demand side, the pressure will ease. In fact, the demographic outlook for the 20 to 24 years' age group, who is very active in this market segment, will weaken. According to the Institut de la statistique du Québec, the demographic projections for this age group indicate negative growth in the order of 5 per cent for 2006, which will reduce the demand for housing. In addition, the low mortgage rates will continue to incite some renter households who were still hesitant to buy a property, which will free up a few dwellings.

In the Trois-Rivières CMA, the combined effect of all these factors will allow the rental market to further ease throughout 2006, and the vacancy rate will rise by about five tenths of a percentage point to 2.0 per cent.

Vacancy Rates Higher Elsewhere in the Mauricie Area



Source: CMHC (October survey)

National Apartment Vacancy Rate Stabilizes

The average rental apartment vacancy rate in Canada's 28 major centres[1] was unchanged at 2.7 per cent in October 2005 compared to last year. This follows three consecutive increases in the vacancy rate over the 2002 to 2004 period. The vacancy rate remains below the average of 2.8 per cent observed over the 1995 to 2004 period.

Thanks to a solid economy and strong job creation, household formation has been healthy, which has promoted demand for both ownership and rental housing. The stabilizing of the vacancy rate across the major centres reflects a number of factors. As the majority of new immigrants initially settle in rental housing, high levels of immigration have been a key driver of rental demand over the past year. Also, across most centres, more renters are remaining in rental units as the gap between the cost of home ownership and renting increased in 2005. These two factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the record level of existing home sales in 2005. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive form of housing that are often purchased by renter households switching to home ownership. In some cases, condos supplement the rental market as they may be purchased by investors who, in turn, rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

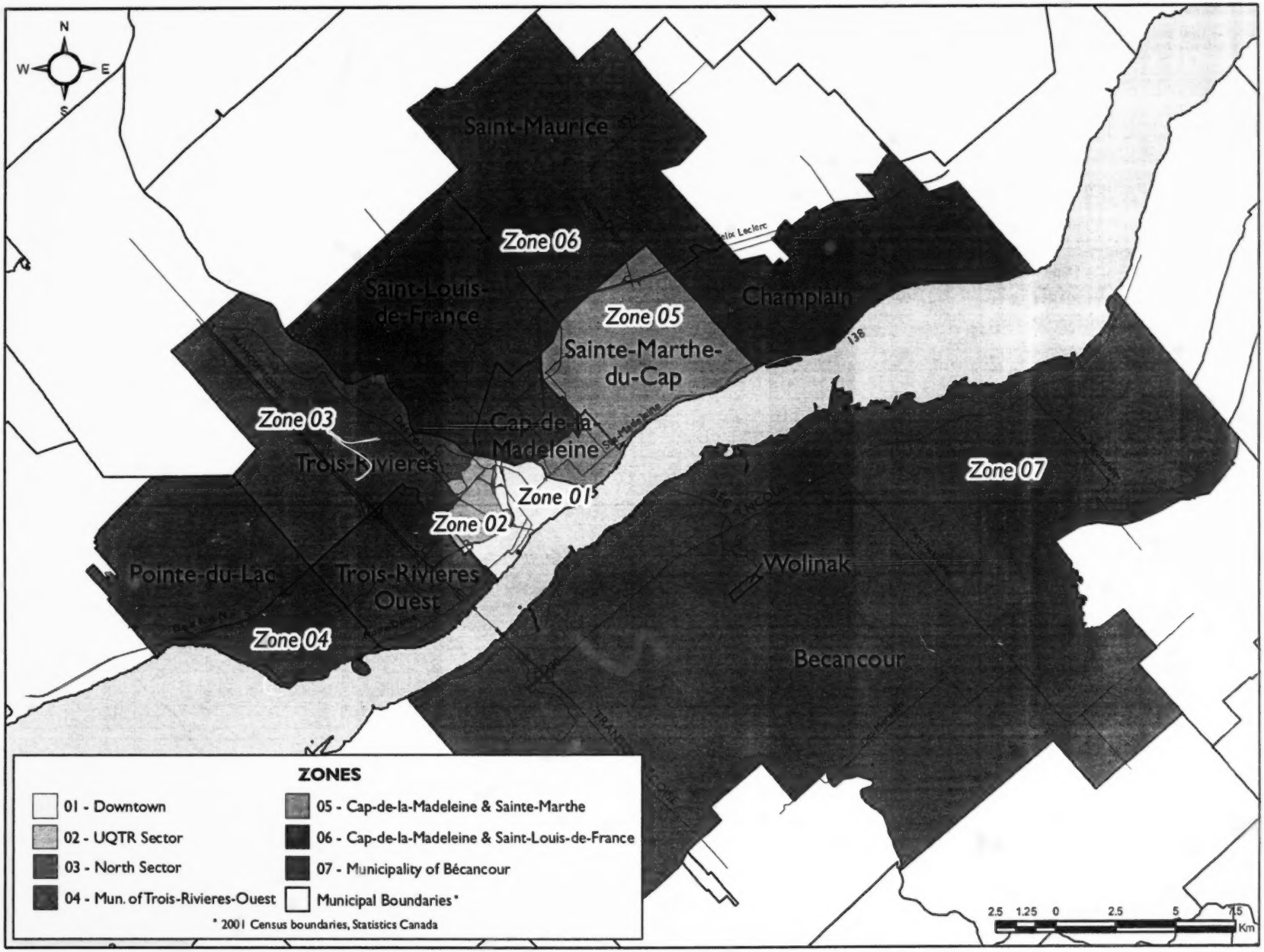
Even though the average rental apartment vacancy rate has moved higher in recent years, many households are still facing affordability issues across Canada. Either these households need to move to less expensive units or require additional help to make their monthly shelter costs more affordable. In some cases, however, there are not enough vacant unirs to meet the needs of all households in core housing need. Therefore, additional affordable housing units continue to be required.

The centres with the highest vacancy rates in 2005 were Windsor (10.3 per cent), Saint John (NB) (5.7 per cent), Saskatoon (4.6 per cent), Thunder Bay (4.6 per cent), Edmonton (4.5 per cent), St. John's (NFLD) (4.5 per cent), and Saguenay (4.5 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Victoria (0.5 per cent), Sherbrooke (1.2 per cent), Québec (1.4 per cent), Vancouver (1.4 per cent), Trois-Rivières (1.5 per cent), Calgary (1.6 per cent), and Greater Sudbury (1.6 per cent).

Average rents for two-bedroom apartments increased in 25 of the 28 major centres. However in 15 of the 25 major centres where rents were up, the increases were small. The greatest increases occurred in Kitchener, Victoria, and Quebec where rents were up 6.0 per cent, 4.8 per cent, and 4.2 per cent, respectively. Overall, the average rent for two-bedroom apartments across Canada's 28 major centres increased by 1.6 per cent in October 2005 compared to last year.

The highest average monthly rents for two-bedroom apartments were in Toronto ($1,052), Vancouver ($1,004), and Ottawa ($920), while the lowest were in Trois-Rivières ($474) and Saguenay ($472).

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMA) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.


N
W
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Saint-Maurice
Zone 06
Saint-Louis-de-France
Zone 05
Sainte-Marthe-du-Cap
Champlain
Zone 03
Cap-de-la-Madeleine
Trois-Rivieres
Zone 01
Zone 02
Zone 07
Pointe-du-Lac
Trois-Rivieres Ouest
Wolinak
Zone 04
Becancour
ZONES
01 - Downtown
02 - UQTR Sector
03 - North Sector
04 - Mun. of Trois-Rivieres-Ouest
05 - Cap-de-la-Madeleine & Sainte-Marthe
06 - Cap-de-la-Madeleine & Saint-Louis-de-France
07 - Municipality of Bécancour
Municipal Boundaries *
* 2001 Census boundaries, Statistics Canada
2.5 1.25 0 2.5 5 7.5
Km

ZONE DESCRIPTIONS - TROIS-RIVIERES CMA	
Zone 1	**Downtown**
Zone 2	**UQTR Sector**
Zone 3	**North Sector**
Zones 1-3	City of Trois-Rivières
Zone 4	**Municipality of Trois-Rivières-Ouest**
Zone 5	**Cap-de-la-Madeleine and Ste-Marthe**
Zone 6	**Cap-de-la-Madeleine and St-Louis-de-France**
Zone 5-6	Cap-de-la-Madeleine
Zones 1-6	City of Trois-Rivières
Zone 7	**Municipality of Bécancour**
Zones 1-7	Trois-Rivières CMA

Zone Realignment and Census Tract Revision

For a number of centres, the zones were realigned to better match existing neighbourhoods (see zone descriptions) and, in some cases, the zones were renumbered. At the same time, the census tracts, which make up the zones, were revised to make them correspond to the 2001 census boundaries (as determined by Statistics Canada). The result of these two actions is the following: the universe size, the vacancy rate and the average rent reported for year 2004 in the 2004 rental market publications may be different from the year 2004 numbers reported in the 2005 reports.

Rental Market Report Tables

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type

ZONE DESCRIPTIONS - TROIS-RIVIÈRES CMA	
Zone 1	**Downtown**
Zone 2	**UQTR Sector**
Zone 3	**North Sector**
Zones 1-3	**City of Trois-Rivières**
Zone 4	**Municipality of Trois-Rivières-Ouest**
Zone 5	**Cap-de-la-Madeleine and Ste-Marthe**
Zone 6	**Cap-de-la-Madeleine and St-Louis-de-France**
Zone 5-6	**Cap-de-la-Madeleine**
Zones 1-6	**City of Trois-Rivières**
Zone 7	**Municipality of Bécancour**
Zones 1-7	**Trois-Rivières CMA**

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1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Trois-Rivières CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Downtown	2.5	3.7	1.7	3.3	0.7	2.3	1.8	2.1	1.4	2.7
UQTR Sector	3.9	3.4	0.7	3.0	0.1	1.1	0.4	2.2	0.8	2.1
North Sector	**	3.4	1.6	1.2	0.6	0.5	0.4	0.2	1.0	0.7
Former Trois-Rivières City	3.8	3.6	1.3	2.7	0.5	1.3	0.8	1.3	1.1	1.9
Trois-Rivières-Ouest	**	**	2.2	0.6	0.2	0.3	0.3	0.3	0.8	0.3
Cap-de-la-Mad & Ste-Marthe	**	**	2.9	2.6	0.5	0.6	0.7	4.7	1.3	1.6
Cap-de-la-Mad & St-Louis	**	**	2.2	2.7	0.4	1.0	2.6	0.8	1.5	1.4
Cap-de-la-Madeleine	**	1.0	2.5	2.6	0.4	0.8	2.1	1.7	1.4	1.5
City of Trois-Rivières	2.9	2.1	1.8	2.3	0.4	0.9	1.1	1.2	1.1	1.5
Bécancour	2.4	4.9	5.7	3.6	2.2	0.7	2.9	2.7	3.5	2.5
Trois-Rivières CMA	2.9	2.2	1.9	2.3	0.4	0.9	1.1	1.2	1.2	1.5

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Trois-Rivières CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Downtown	**	**	389	390	412	454	512	481
UQTR Sector	316	357	397	440	492	516	577	614
North Sector	**	287	403	411	508	495	510	513
Former Trois-Rivières City	321	327	394	413	468	489	529	534
Trois-Rivières-Ouest	**	**	380	388	479	500	508	513
Cap-de-la-Mad & Ste-Marthe	**	**	414	418	445	447	431	443
Cap-de-la-Mad & St-Louis	**	**	358	361	414	437	453	467
Cap-de-la-Madeleine	**	**	388	395	429	442	448	461
City of Trois-Rivières	317	322	391	405	458	476	501	511
Bécancour	**	**	301	304	386	395	405	414
Trois-Rivières CMA	316	321	389	403	457	474	499	509

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2005 by Zone and Bedroom Type Trois-Rivières CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown	11	291	37	1,138	26	1,126	11	551	85	3,107
UQTR Sector	8	240	28	937	12	1,084	10	463	58	2,724
North Sector	3	89	9	710	5	958	2	845	18	2,602
Former Trois-Rivières City	22	621	74	2,785	42	3,167	23	1,860	162	8,433
Trois-Rivières-Ouest	**	**	5	777	4	1,540	2	689	11	3,260
Cap-de-la-Mad & Ste-Marthe	**	**	15	582	6	1,052	11	226	33	2,102
Cap-de-la-Mad & St-Louis	**	**	16	601	12	1,234	6	725	36	2,622
Cap-de-la-Madeleine	3	305	31	1,183	18	2,286	17	951	69	4,724
City of Trois-Rivières	25	1,178	110	4,745	64	6,994	42	3,500	242	16,417
Bécancour	2	41	4	110	1	142	2	73	9	366
Trois-Rivières CMA	27	1,219	114	4,855	65	7,136	44	3,573	251	16,783

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n/u : No units exist in the universe for this category n/s : No units exist in the sample for this category n/a : Not applicable

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Trois-Rivières CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Downtown	5.3	3.7	3.6	3.3	1.4	2.3	2.4	2.1	2.7	2.7
UQTR Sector	3.9	3.4	2.4	3.0	0.2	1.4	0.6	2.8	1.4	2.3
North Sector	**	3.4	1.6	1.2	0.6	0.5	0.4	0.2	1.0	0.7
Former Trois-Rivières City	5.0	3.6	2.7	2.7	0.8	1.4	1.0	1.4	1.8	2.0
Trois-Rivières-Ouest	**	**	2.2	0.6	0.2	0.4	0.3	0.3	0.8	0.4
Cap-de-la-Mad & Ste-Marthe	**	**	3.9	2.6	0.5	0.6	0.7	4.7	1.6	1.6
Cap-de-la-Mad & St-Louis	**	**	2.2	2.7	0.4	1.2	2.9	0.8	1.6	1.5
Cap-de-la-Madeleine	**	1.0	3.0	2.6	0.4	0.9	2.3	1.7	1.6	1.5
City of Trois-Rivières	3.6	2.2	2.7	2.3	0.5	1.0	1.2	1.3	1.5	1.5
Bécancour	2.4	4.9	5.7	6.4	2.2	0.7	5.7	4.1	4.1	3.6
Trois-Rivières CMA	3.5	2.3	2.8	2.4	0.6	1.0	1.3	1.3	1.6	1.6

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Trois-Rivières CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Trois-Rivières CMA										
Pre 1960	4.2	1.5	3.4	2.8	1.0	0.5	1.6	3.3	2.1	1.9
1960 - 1974	6.5	4.8	2.0	2.5	0.4	1.0	2.0	0.1	1.8	1.5
1975 - 1989	3.0	5.0	1.4	2.3	0.3	0.7	0.8	1.3	0.8	1.4
1990+	**	**	0.7	1.6	0.2	1.7	0.0	0.3	0.4	1.3
Total	2.9	2.2	1.9	2.3	0.4	0.9	1.1	1.2	1.2	1.5

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Trois-Rivières CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Trois-Rivières CMA								
Pre 1960	**	289	317	346	360	388	431	451
1960 - 1974	338	313	429	405	501	460	531	519
1975 - 1989	315	348	383	411	443	463	491	512
1990+	**	**	441	464	559	587	548	545
Total	316	321	389	403	457	474	499	509

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n/u : No units exist in the universe for this category n/s : No units exist in the sample for this category n/a : Not applicable

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Trois-Rivières CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Trois-Rivières CMA										
3 to 5 Units	**	0.8	2.5	1.4	0.5	0.5	1.1	0.7	1.3	0.8
6 to 19 Units	3.2	3.2	2.1	2.6	0.4	1.2	1.2	1.3	1.1	1.6
20 to 49 Units	1.4	5.3	1.5	1.3	0.6	0.2	0.9	1.8	1.0	1.4
50 to 99 Units	0.8	0.0	0.0	1.0	0.0	0.0	**	**	0.2	0.9
100+ Units	3.2	1.2	1.2	5.0	0.0	2.0	**	**	1.8	2.9
Total	2.9	2.2	1.9	2.3	0.4	0.9	1.1	1.2	1.2	1.5

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Trois-Rivières CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Trois-Rivières CMA								
3 to 5 Units	**	**	324	355	461	474	481	501
6 to 19 Units	276	287	360	369	423	447	467	472
20 to 49 Units	299	296	404	404	484	485	560	562
50 to 99 Units	**	**	**	**	**	**	**	**
100+ Units	**	**	**	**	**	**	**	**
Total	316	321	389	403	457	474	499	509

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Trois-Rivières CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Trois-Rivières CMA										
LT $300	4.5	5.7	2.0	4.2	1.1	**	**	**	2.6	4.1
$300 - $399	2.6	2.9	2.4	1.9	0.9	1.4	1.2	4.7	1.8	2.0
$400 - $499	**	**	1.7	2.1	0.3	0.7	1.6	0.6	0.9	1.0
$500 - $599	n/s	**	**	**	0.4	0.1	1.1	1.4	0.6	1.1
$600 - $699	n/s	**	n/s	**	0.3	1.5	0.0	0.6	0.2	1.8
$700+	n/s	n/s	n/s	**	**	**	**	**	**	**
Total	2.9	2.2	1.9	2.3	0.4	0.9	1.1	1.2	1.2	1.5

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n/u : No units exist in the universe for this category n/s : No units exist in the sample for this category n/a : Not applicable

METHODOLOGY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on its initiation type (public or private), and whether it is an apartment or a row structure. The survey collects vacant unit data for all sampled structures. The market rent data are collected for only privately initiated structures. The available unit data are obtained only for privately initiated apartment or row structures. Most data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

Definitions

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent. The changes in average rent do not necessarily correspond to rent changes within a given structure. The increase or decrease of the average rents between two years may or may not be statistically significant due to other factors such as the variability of the rents.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census areas definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Trois-Rivières CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Trois-Rivières CMA										
3 to 5 Units	**	0.8	2.5	1.4	0.5	0.5	1.1	0.7	1.3	0.8
6 to 19 Units	3.2	3.2	2.1	2.6	0.4	1.2	1.2	1.3	1.1	1.6
20 to 49 Units	1.4	5.3	1.5	1.3	0.6	0.2	0.9	1.8	1.0	1.4
50 to 99 Units	0.8	0.0	0.0	1.0	0.0	0.0	**	**	0.2	0.9
100+ Units	3.2	1.2	1.2	5.0	0.0	2.0	**	**	1.8	2.9
Total	2.9	2.2	1.9	2.3	0.4	0.9	1.1	1.2	1.2	1.5

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Trois-Rivières CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Trois-Rivières CMA								
3 to 5 Units	**	**	324	355	461	474	481	501
6 to 19 Units	276	287	360	369	423	447	467	472
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50 to 99 Units	**	**	**	**	**	**	**	**
100+ Units	**	**	**	**	**	**	**	**
Total	316	321	389	403	457	474	499	509

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Trois-Rivières CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Trois-Rivières CMA										
LT $300	4.5	5.7	2.0	4.2	1.1	**	**	**	2.6	4.1
$300 - $399	2.6	2.9	2.4	1.9	0.9	1.4	1.2	4.7	1.8	2.0
$400 - $499	**	**	1.7	2.1	0.3	0.7	1.6	0.6	0.9	1.0
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$600 - $699	n/s	**	n/s	**	0.3	1.5	0.0	0.6	0.2	1.8
$700+	n/s	n/s	n/s	**	**	**	**	**	**	**
Total	2.9	2.2	1.9	2.3	0.4	0.9	1.1	1.2	1.2	1.5

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Information and Subscriptions

For more information about this publication or any other questions on the Trois-Rivières housing market, please call our **Client Service Department** at (866) 855-5711 or (514) 283-8396 or e-mail us at **cam_qc@cmhc-schl.gc.ca** .

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Cette publication est aussi disponible en français sous le titre: Rapport sur le marché locate – Faits saillants.

Note: Tables for rental row (townhouses) are not released in this current publication. However, tables are available on request where applicable.

07/2/2005

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